



Arun District Council
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3rd May 2022

Ferring Parish Council
Ms Nadine Phibbs
1 Elm Park
Ferring
Worthing, West Sussex
BN12 5RN

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: FG/54/22/PL
Site Address: Land rear of 1 Sea Drive Ferring BN12 5HD
Description of works: 1 No new dwelling. This application is in CIL Zone 4 and is CIL Liable as new dwelling.

Thank you for your internet representation made on 29th April 2022 which has been recorded as an objection with the comments as follows:

OWPC47170

It is disappointing to see that after making a case based on the large plot size for the extensive conversion and re-development of the existing property, that the owners now seek to overdevelop the site further. The strongly contested application FG/90/21/HH relied heavily on the size of the plot and positioning to seek to justify the scale of redevelopment that was granted. This proposal would reduce the plot size of the existing main site such that the loss of amenity space for future residents is unacceptable given the property size and the adverse impact of such a high density mass on the street scene. This visual impact is compounded by the proposed siting of the additional property which stands much further forward to the road than the existing building for the adjacent property in Sea Lane.

The proposed additional new property by virtue of its size and positioning would have a considerable detrimental impact on the neighbouring properties and their outlook by overshadowing, overlooking and loss of visual outlook due to its positioning.

The overdevelopment of the site and restricted plot size leads to the likely necessity for vehicles to enter or leave the site in reverse gear. The garage shown on the plans does not meet the required single bay dimensions and cannot be considered as a viable parking addition for a modern vehicle. The WSCC Highways report erroneously specifies a new access from Sea Drive but the access proposed is from Sea Lane. Its positioning in Sea Lane is the same as was proposed on an earlier application for flats on the site but withdrawn on safety grounds with a redesign to access from Sea Drive. That option is not available for the application site due to the current redevelopment of the main building (1 Sea Drive). Sea Lane is a busy, narrow road and the site is close to a sharp bend on a junction. There have been other safety issues in Sea Lane, albeit further to the north of this site, where WSCC have invested in a build out to create a single file chicane following a serious accident. To permit an access driveway at this end of Sea Lane so close to the

bend/junction would raise a new safety risk where the risk is not currently present.

We therefore submit that this application

- is an overdevelopment of the site,
- diminishes the plot size of 1 Sea Drive on which the redevelopment of that dwelling was substantially based,
- creates an unsafe vehicular access driveway with insufficient turning space
- is detrimental to the street scene through over density for the location,
- is positioned too far forward on the site creating a harmful visual impact
- due to its positioning it is detrimental to the visual outlook of the adjacent property in Sea Lane
- creates harmful overshadowing and overlooking of the adjacent property in Sea Lane.

We request that ADC Officers refuse this application.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at [:https://www.arun.gov.uk/what-happens-next](https://www.arun.gov.uk/what-happens-next).

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email.

It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to

<https://www1.arun.gov.uk/planning-application-finder>